

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name: Area 94 – Duvall - Carnation

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 438

Range of Sale Dates: 1/2001 -12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$80,500	\$181,600	\$262,100	\$276,400	94.8%	5.86%
2003 Value	\$84,400	\$190,800	\$275,200	\$276,400	99.6%	5.71%
Change	+\$3,900	+\$9,200	+\$13,100		+4.8%	-0.15%
% Change	+4.8%	+5.1%	+5.0%		+5.1%	-2.56%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.15% and -2.56% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$83,100	\$171,800	\$254,900
2003 Value	\$87,200	\$180,900	\$268,100
Percent Change	+4.9%	+5.3 %	+5.2 %

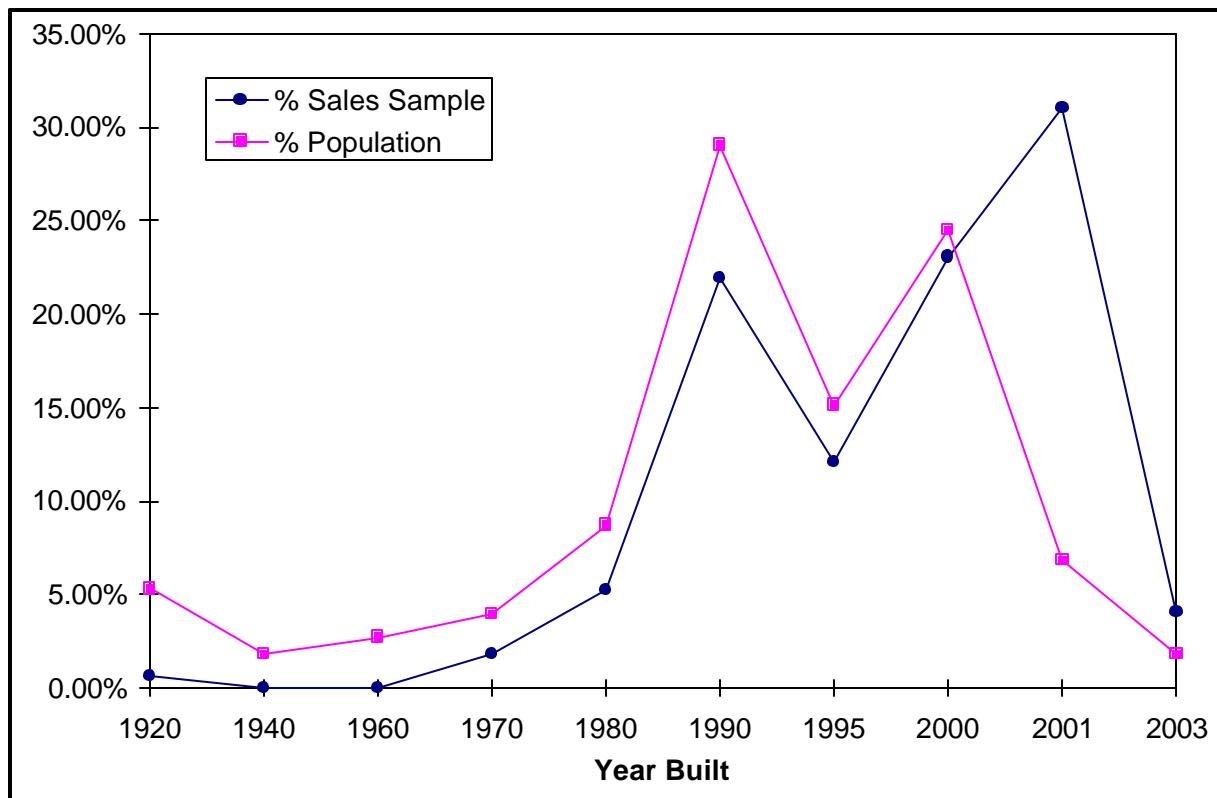
Number of improved Parcels in the Population: 2304.

Summary of Findings The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes built after 2000 on Rita's Homestead Plat (major 732620), Improvements located at Taylor Height Div 1 (major 856745) had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others. Similarly, Chapman subdivision Div 01 (Major 151800) had lower average ratio than other improvements and formula adjusts values upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

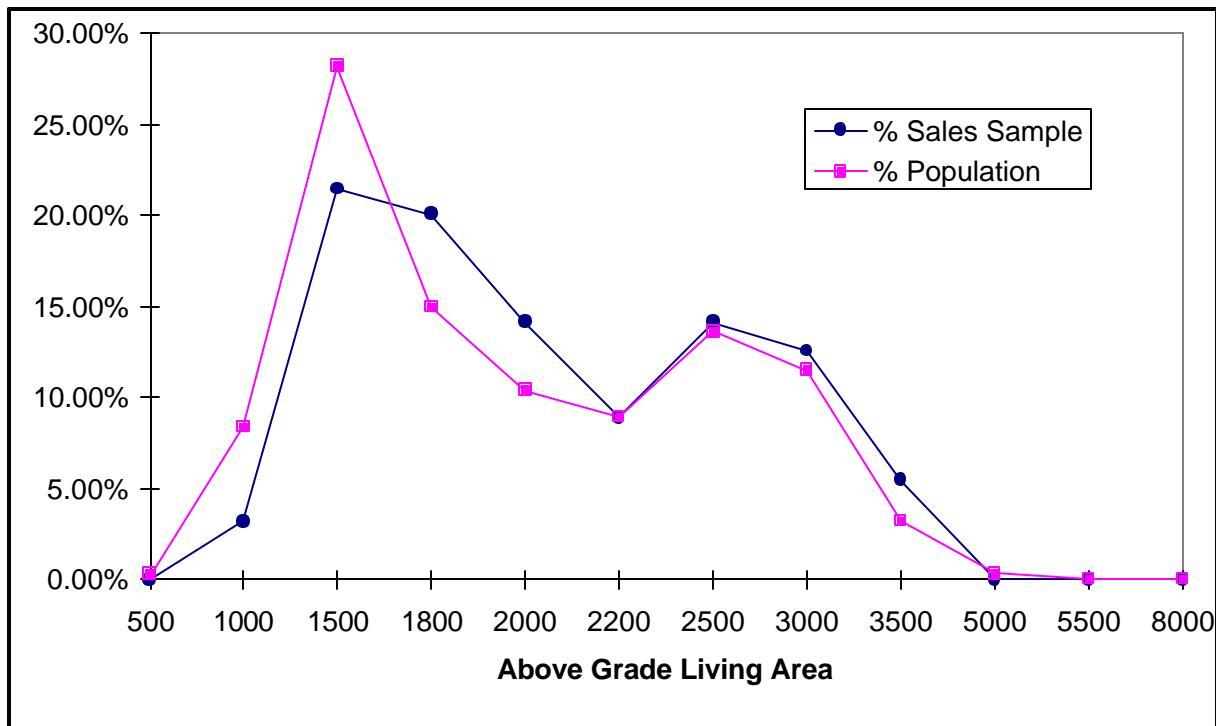
Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1920	3	0.68%	1920	123	5.34%
1940	0	0.00%	1940	42	1.82%
1960	0	0.00%	1960	63	2.73%
1970	8	1.83%	1970	92	3.99%
1980	23	5.25%	1980	201	8.72%
1990	96	21.92%	1990	669	29.04%
1995	53	12.10%	1995	349	15.15%
2000	101	23.06%	2000	565	24.52%
2001	136	31.05%	2001	158	6.86%
2003	18	4.11%	2003	42	1.82%
	438			2304	



The sales sample frequency distribution follows the population distribution very closely with regard to year built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

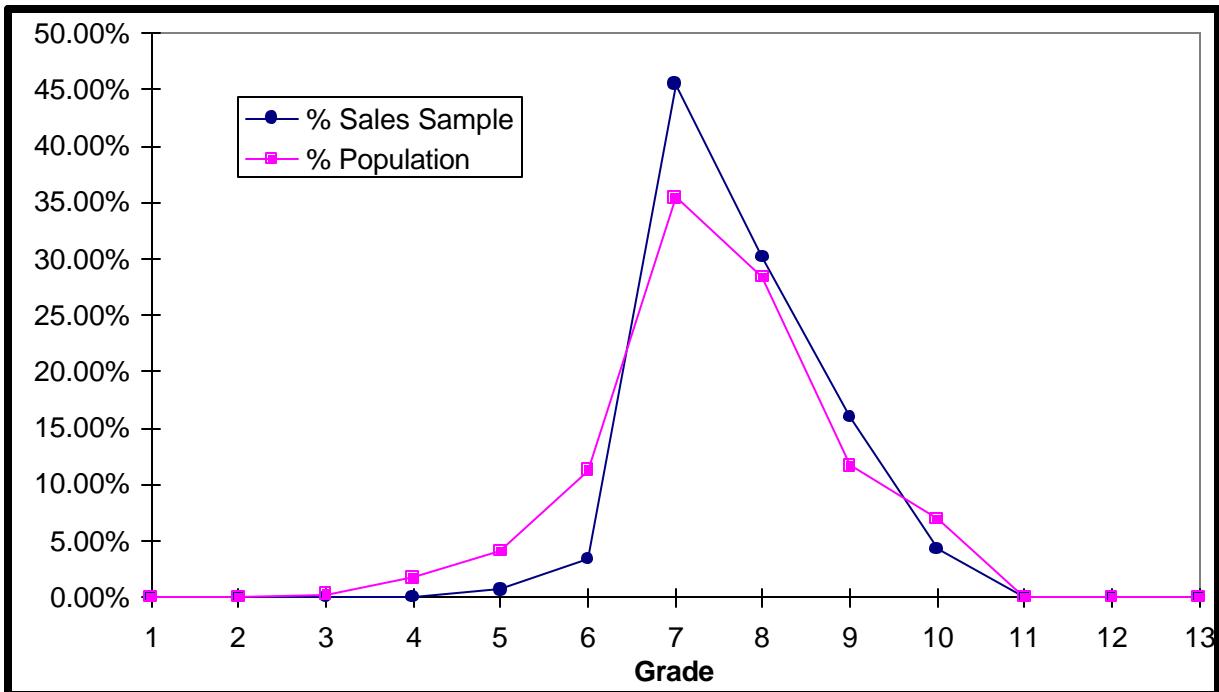
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	7	0.30%
1000	14	3.20%	1000	193	8.38%
1500	94	21.46%	1500	650	28.21%
1800	88	20.09%	1800	345	14.97%
2000	62	14.16%	2000	240	10.42%
2200	39	8.90%	2200	206	8.94%
2500	62	14.16%	2500	314	13.63%
3000	55	12.56%	3000	265	11.50%
3500	24	5.48%	3500	74	3.21%
5000	0	0.00%	5000	8	0.35%
5500	0	0.00%	5500	1	0.04%
8000	0	0.00%	8000	1	0.04%
438			2304		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

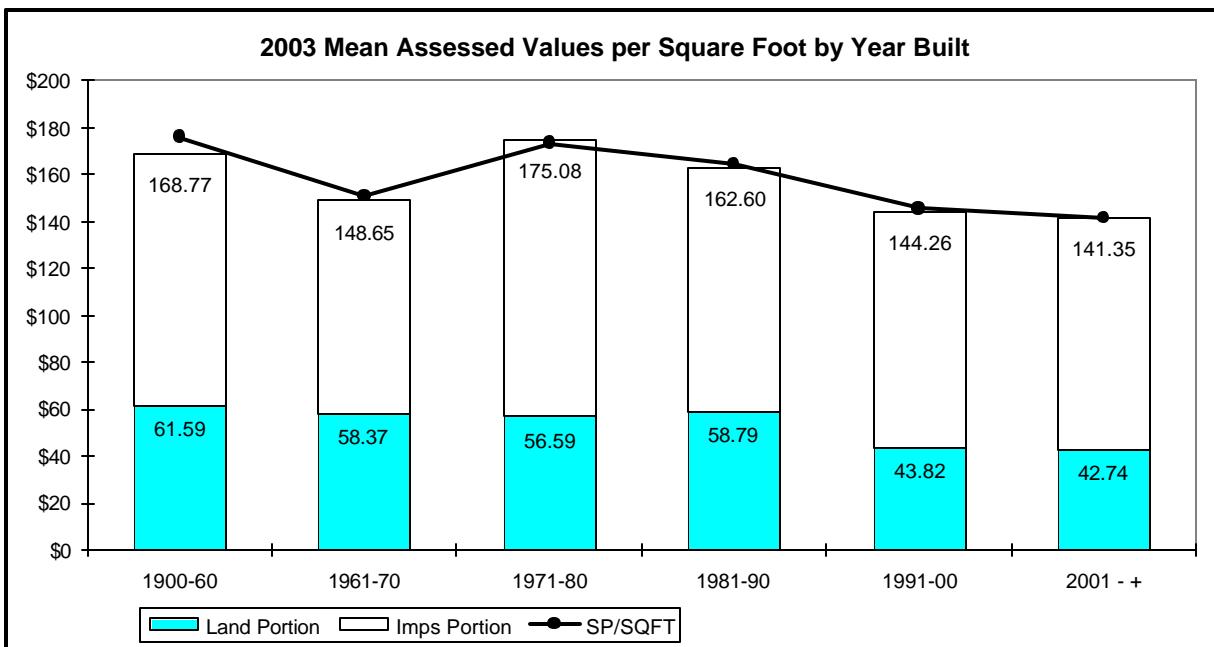
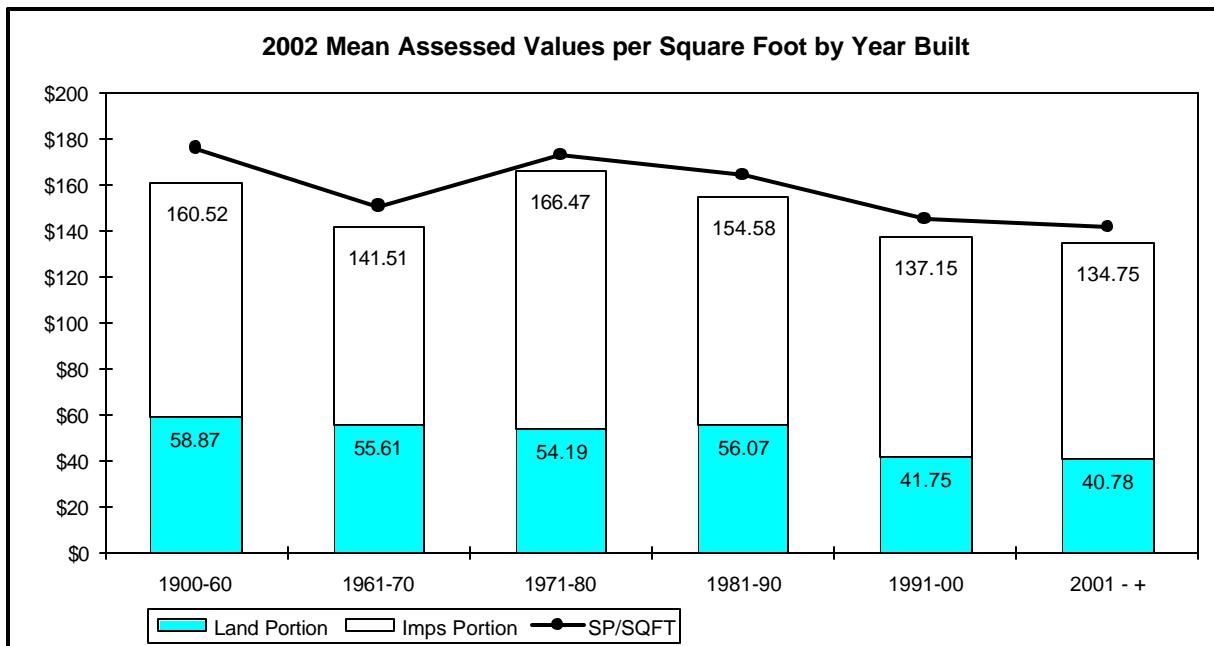
Sales Sample Representation of Population – Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	7	0.30%
4	0	0.00%	4	40	1.74%
5	3	0.68%	5	95	4.12%
6	15	3.42%	6	260	11.28%
7	199	45.43%	7	816	35.42%
8	132	30.14%	8	654	28.39%
9	70	15.98%	9	269	11.68%
10	19	4.34%	10	161	6.99%
11	0	0.00%	11	2	0.09%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		438			2304



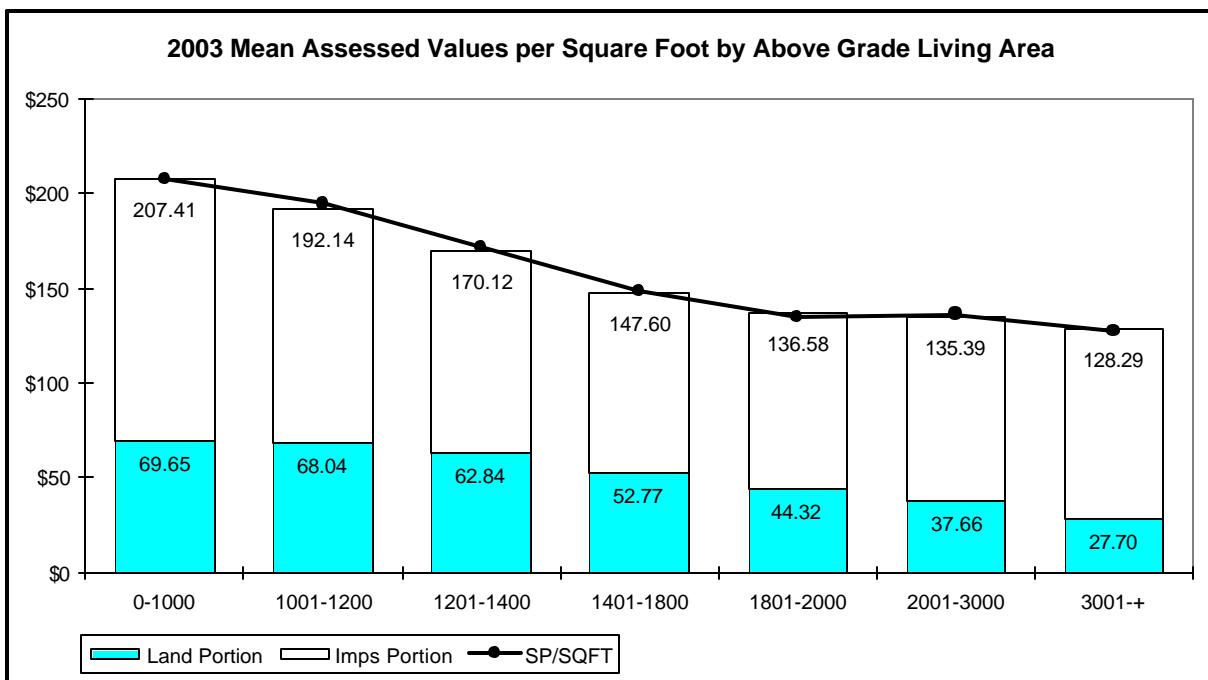
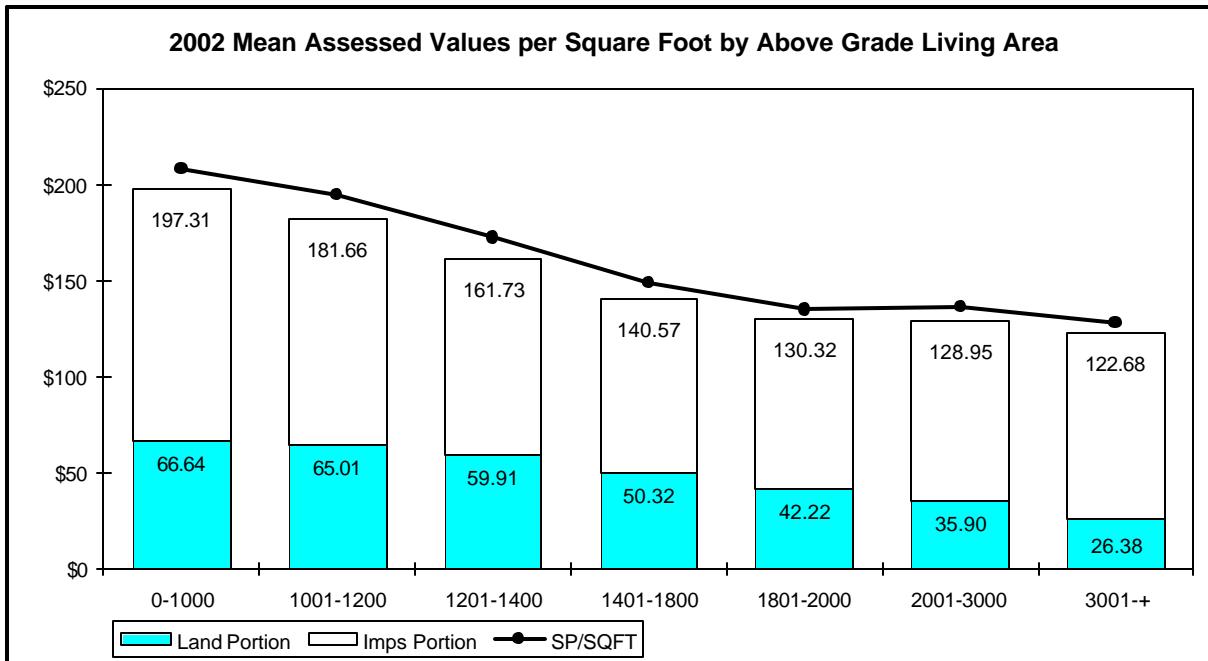
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



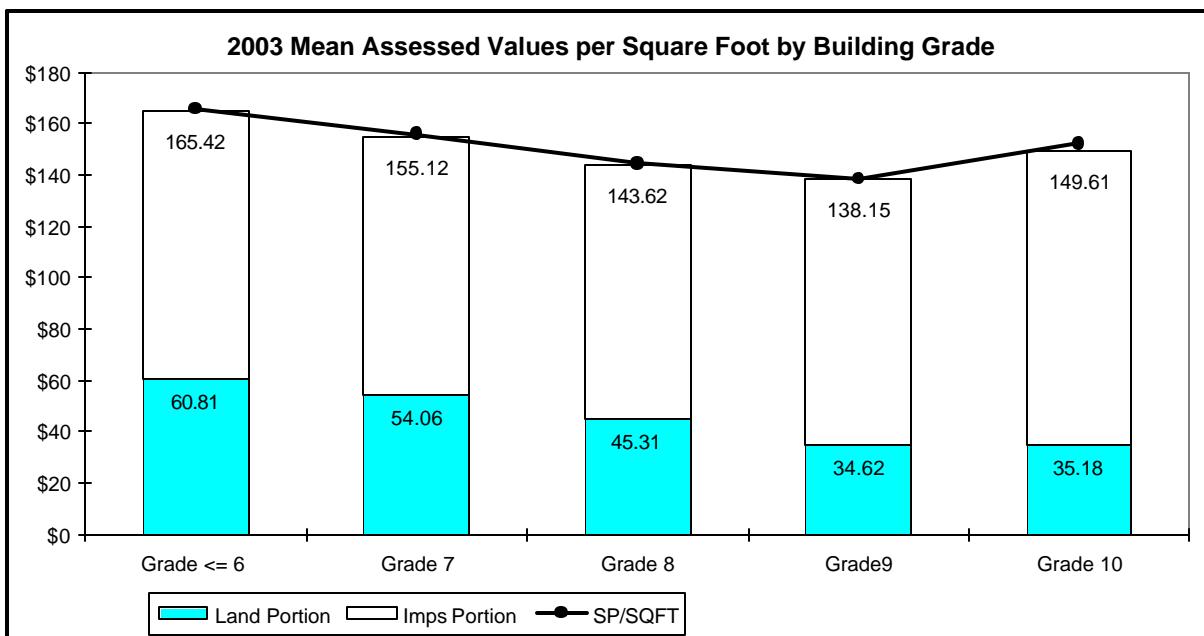
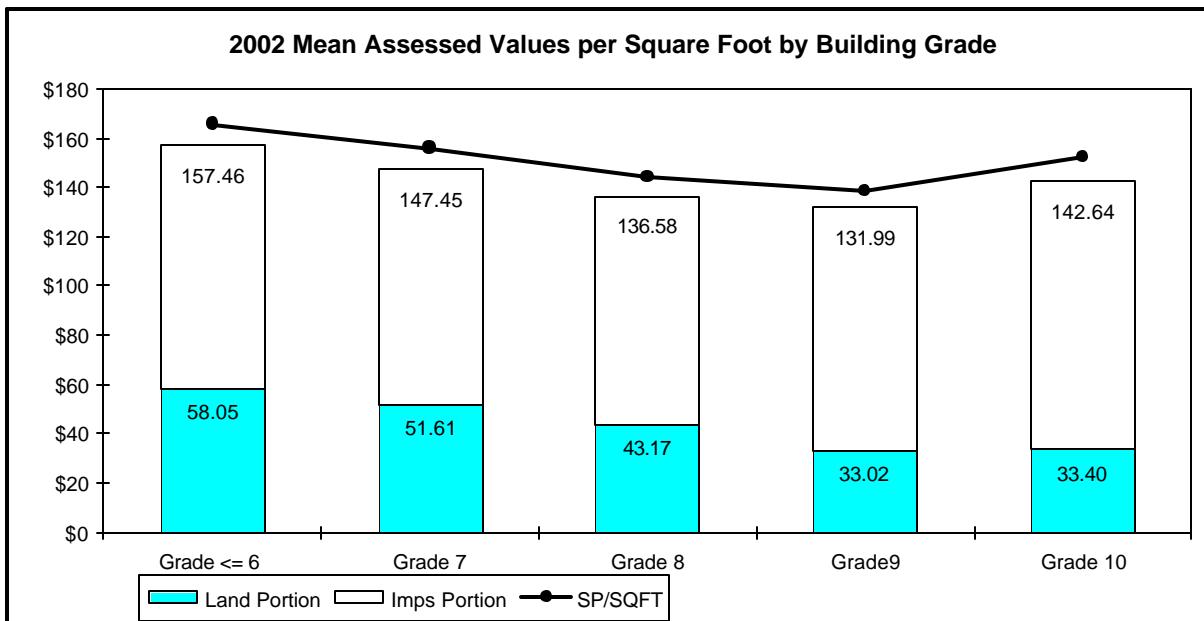
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (8 usable land sales) in area 94 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} / 0.9487353$$

or

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.055$$

Note: There would be no change if 2002 land value is less than or equal to \$10,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 438 usable residential sales in the Duvall-Carnation.

Improved parcel Update (Continued)

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes built after 2000 on Rita's Homestead Plat (major 732620), Improvements located at Taylor Height Div 1 (major 856745) had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others. Similarly, Chapman subdivision Div 01 (Major 151800) had lower average ratio than other improvements and formula adjusts values upward more than others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / {0.9487353 - (0.02104564 if major = 151800) + (0.03740756 if major = 856745) + (0.03593137 if major = 732620 and year built or renovation 2001+)}

The resulting total value is rounded down to the next \$1,000, *then*:

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report on page 12.

Other: *If multiple houses exist on a parcel,

2003 Total Value = 2002 Total Value *1.05

then New Imp. Value = 2003 Total Value – New land value

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2003 Total Value = (2002 Land Value *1.055) + (2002 Imps Value * 1.051)” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3 or 4) will be:
Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Improved parcel Update (Continued)

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = (2002 Land Value x 1.055) + (2002 Imps Value * 1.0)” with result rounded down to the next \$1,000

Mobile Home Update

There are approximately 35 mobile homes with 2 useable sales in Duvall – Carnation neighborhood. It was not feasible to analyze data based on sales alone, so mobile homes will be adjusted by applying following formula:

2003 Total Value = (New land Value + 2002 Improvement value * 1.051)

with result rounded down to the next \$ 1,000.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 94 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.4%

Year Built or Renovation

2001 + and Rita's Homestead (maj 732620)	Yes
% Adjustment	-3.8%

Chapman Subdiv Div 01

(maj 151800)	Yes
% Adjustment	2.4%

Taylor Height Div 1 (maj

856745) homes	Yes
% Adjustment	-4.0%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes located in Rita's Homestead Plat (Major 732620) and built after 2000 would receive 1.6% upward adjustment (5.4% Overall - 3.8% year built or renovation after 2000 and major 732620). 23 homes out of 2304 homes would get this adjustment.

Homes located in Chapman Subdivision div 01 (Major 151800) would receive 7.8% upward adjustment (5.4% Overall + 2.4% major 151800). 31 homes out of 2304 homes would get this adjustment.

Homes located in Taylor Height Div 1 (Major 856745) would receive 1.4% upward adjustment (5.4% Overall - 4% major 856745). 20 homes out of 2304 homes would get this adjustment.

Approximately, 96.8% of the population in the area are adjusted by the overall alone. There are 2304 parcels with one improvement consisting of 1-3 living units.

Area 94 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
732620	Rita's Homestead	27	32	84.4%	SW 18-26-7	2	7	2000-2001	NE 152nd St. & 279th Pl NE
151800	Chapman Subdivision 01	30	31	96.8%	SW 18-26-7	2	7	2000-2002	NE 150th Pl & 277th Pl NE
856745	Taylor Height Div 01	20	20	100.0%	SW 18-26-7	2	8,9,10	2000-2002	NE 154th st. & 279th Pl NE

Area 94 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.6.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	3	0.964	1.013	5.1%	0.735	1.290
6	15	0.953	1.002	5.1%	0.966	1.037
7	199	0.949	0.998	5.1%	0.990	1.006
8	132	0.946	0.995	5.1%	0.985	1.005
9	70	0.951	0.995	4.6%	0.982	1.008
10	19	0.940	0.986	4.8%	0.958	1.013
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1960	3	0.903	0.949	5.2%	0.725	1.174
1961-1970	8	0.936	0.984	5.1%	0.922	1.046
1971-1980	23	0.957	1.007	5.2%	0.977	1.037
1981-1990	96	0.944	0.993	5.2%	0.981	1.005
1991-2000	154	0.945	0.994	5.2%	0.984	1.003
2001 - +	154	0.955	0.999	4.7%	0.991	1.007
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	431	0.949	0.996	5.0%	0.991	1.002
Good	5	0.909	0.955	5.1%	0.841	1.070
Very Good	2	0.913	0.962	5.3%	0.409	1.515
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	130	0.943	0.994	5.4%	0.983	1.004
1.5	9	0.947	0.997	5.2%	0.924	1.070
2	299	0.950	0.996	4.9%	0.990	1.003
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	430	0.948	0.996	5.0%	0.990	1.001
Y	8	0.947	0.996	5.2%	0.945	1.047
Rita's Homestead Plat and Year Built or renovation 2001 +	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	417	0.947	0.996	5.2%	0.990	1.001
Y	21	0.985	0.998	1.3%	0.972	1.024

Area 94 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.6.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

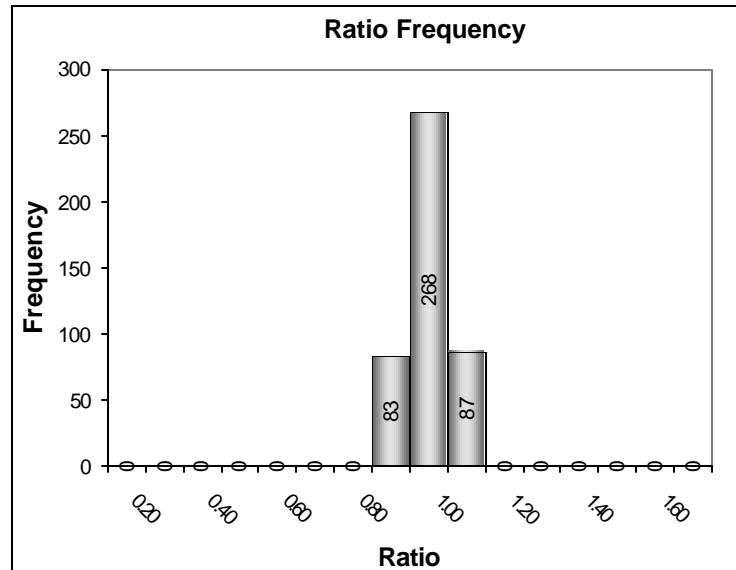
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	14	0.950	0.998	5.1%	0.962	1.034	
1001-1200	49	0.933	0.987	5.8%	0.970	1.003	
1201-1400	31	0.939	0.988	5.2%	0.965	1.010	
1401-1800	102	0.945	0.992	5.0%	0.981	1.003	
1801-2000	62	0.966	1.012	4.8%	0.997	1.028	
2001-3000	156	0.947	0.994	5.0%	0.985	1.002	
3001 - +	24	0.960	1.004	4.5%	0.983	1.024	
Waterfront Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	437	0.949	0.996	5.0%	0.991	1.001	
Y	1	0.815	0.859	5.3%	N/A	N/A	
Taylor Heights Div 1 (Maj 856745)		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	424	0.947	0.996	5.2%	0.990	1.001	
Y	14	0.985	0.997	1.3%	0.966	1.029	
Chapman Subdiv Div 01 (Maj 151800)		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	409	0.950	0.996	4.8%	0.990	1.001	
Y	29	0.927	0.998	7.6%	0.986	1.009	
Sub Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	376	0.947	0.994	5.0%	0.989	1.000	
4	62	0.956	1.005	5.2%	0.988	1.022	
Lot Size		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-5000	78	0.957	1.005	5.0%	0.994	1.017	
5001-8000	77	0.942	0.991	5.2%	0.979	1.003	
8001-10000	61	0.955	1.000	4.7%	0.984	1.015	
10001-12000	59	0.955	0.998	4.5%	0.983	1.013	
12001-14000	32	0.953	0.999	4.9%	0.977	1.021	
14001-16000	76	0.948	0.998	5.2%	0.985	1.011	
16001-20000	27	0.929	0.977	5.2%	0.954	1.001	
20001-30000	24	0.946	0.995	5.2%	0.968	1.023	
30001 - +	4	0.877	0.923	5.3%	0.796	1.050	

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NE/ Team 3	Lien Date: 01/01/2002	Date of Report: 6/25/2003	Sales Dates: 1/2001 - 12/2002
Area 94	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>		438	
<i>Mean Assessed Value</i>		262,100	
<i>Mean Sales Price</i>		276,400	
<i>Standard Deviation AV</i>		62,550	
<i>Standard Deviation SP</i>		66,495	
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>		0.950	
<i>Median Ratio</i>		0.947	
<i>Weighted Mean Ratio</i>		0.948	
UNIFORMITY			
<i>Lowest ratio</i>		0.815	
<i>Highest ratio:</i>		1.081	
<i>Coefficient of Dispersion</i>		4.76%	
<i>Standard Deviation</i>		0.056	
<i>Coefficient of Variation</i>		5.86%	
<i>Price Related Differential (PRD)</i>		1.002	
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>		0.941	
<i>Upper limit</i>		0.955	
95% Confidence: Mean			
<i>Lower limit</i>		0.945	
<i>Upper limit</i>		0.955	
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>		2304	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.056	
Recommended minimum:		5	
<i>Actual sample size:</i>		438	
Conclusion:		OK	
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>		229	
<i># ratios above mean:</i>		209	
<i>Z:</i>		0.956	
Conclusion:		Normal*	
<i>*i.e. no evidence of non-normality</i>			



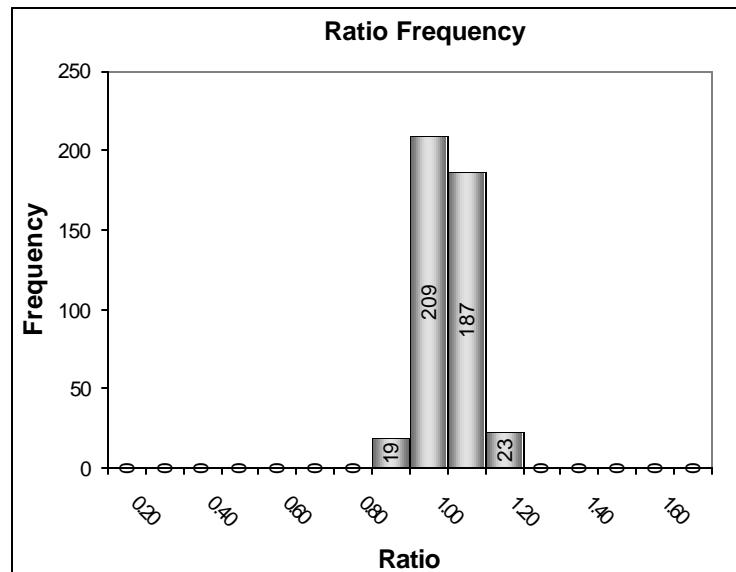
COMMENTS:

1 to 3 Unit Residences throughout area 94.

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NE/ Team 3	Lien Date: 01/01/2003	Date of Report: 6/25/2003	Sales Dates: 1/2001 - 12/2002
Area 94	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>		438	
<i>Mean Assessed Value</i>		275,200	
<i>Mean Sales Price</i>		276,400	
<i>Standard Deviation AV</i>		64.940	
<i>Standard Deviation SP</i>		66.495	
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>		0.998	
<i>Median Ratio</i>		0.998	
<i>Weighted Mean Ratio</i>		0.996	
UNIFORMITY			
<i>Lowest ratio</i>		0.856	
<i>Highest ratio:</i>		1.138	
<i>Coefficient of Dispersion</i>		4.61%	
<i>Standard Deviation</i>		0.057	
<i>Coefficient of Variation</i>		5.71%	
<i>Price Related Differential (PRD)</i>		1.002	
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>		0.991	
<i>Upper limit</i>		1.005	
95% Confidence: Mean			
<i>Lower limit</i>		0.993	
<i>Upper limit</i>		1.003	
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>		2304	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.057	
Recommended minimum:		5	
<i>Actual sample size:</i>		438	
Conclusion:		OK	
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>		219	
<i># ratios above mean:</i>		219	
<i>Z:</i>		0.000	
Conclusion:		Normal*	
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 94.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	213120	0865	03/26/02	\$ 199,950	1010	0	5	1920	3	10000	N	N	26820 NE STELLA ST
2	132606	9140	12/03/01	\$ 164,000	960	0	6	1982	3	10260	N	N	26918 NE 152ND ST
2	213170	1086	07/31/01	\$ 180,000	1040	0	6	1969	3	7500	N	N	26628 NE VALLEY ST
2	213170	1780	12/12/02	\$ 181,450	1040	0	6	1984	3	7500	N	N	26716 NE RING ST
2	213020	0250	05/24/01	\$ 194,000	1080	0	6	1986	3	12075	N	N	27515 NE 143RD ST
2	213170	1485	03/01/02	\$ 178,000	1090	0	6	1961	3	7500	N	N	26721 NE RICHARDSON ST
2	213070	2080	09/21/01	\$ 195,000	1300	0	6	1980	3	7500	N	N	26729 NE STEWART ST
2	213020	0080	06/19/02	\$ 217,000	1310	0	6	1987	3	11288	N	N	14215 275TH AV NE
2	213020	0270	01/08/01	\$ 199,000	1350	0	6	1986	3	14504	N	N	14310 275TH AV NE
2	213070	1867	08/29/01	\$ 189,000	820	400	7	1983	3	7500	N	N	26727 NE STELLA ST
2	213220	0260	08/13/02	\$ 197,275	830	300	7	1985	3	7580	N	N	26819 NE ANDERSON ST
2	213220	0230	04/22/02	\$ 187,900	840	320	7	1983	3	7560	N	N	26801 NE ANDERSON ST
2	213170	0980	03/04/02	\$ 215,000	880	450	7	1985	3	5900	N	N	15307 BROADWAY AV NE
2	213000	0030	04/24/01	\$ 199,950	1030	0	7	1984	3	14138	N	N	14511 272ND PL NE
2	151800	0320	08/09/01	\$ 206,950	1040	480	7	2001	3	3800	N	N	27636 NE 150TH PL
2	213020	0050	08/12/02	\$ 215,000	1060	0	7	1987	3	11283	N	N	27605 NE 142ND PL
2	151800	0010	11/21/01	\$ 229,950	1070	740	7	2001	3	3752	N	N	15111 276TH PL NE
2	151800	0030	11/05/01	\$ 231,450	1070	740	7	2001	3	3798	N	N	15029 276TH PL NE
2	151800	0070	01/15/02	\$ 228,950	1070	740	7	2001	3	3192	N	N	27613 NE 150TH PL
2	151800	0100	12/07/01	\$ 234,950	1070	740	7	2001	3	3591	N	N	27627 NE 150TH PL
2	151800	0120	02/27/02	\$ 228,950	1070	740	7	2001	3	3192	N	N	27635 NE 150TH PL
2	151800	0140	03/04/02	\$ 231,450	1070	740	7	2002	3	3140	N	N	27711 NE 150TH PL
2	151800	0160	06/11/02	\$ 235,000	1070	740	7	2001	3	3559	N	N	27721 NE 150TH PL
2	213120	0835	09/20/02	\$ 205,000	1080	0	7	1988	3	8654	N	N	15630 3RD AV NE
2	213220	0140	06/12/01	\$ 219,950	1080	0	7	1986	3	11000	N	N	26831 NE BEADONHALL ST
2	151800	0280	01/15/02	\$ 211,450	1080	500	7	2001	3	3916	N	N	27621 NE 151ST PL
2	151800	0340	01/11/02	\$ 215,300	1080	500	7	2001	3	3717	N	N	27710 NE 150TH PL
2	732620	0020	03/12/01	\$ 214,000	1090	0	7	2000	3	5227	N	N	15133 279TH LN NE

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	732620	0080	03/27/01	\$ 212,648	1090	0	7	2000	3	4731	N	N	15118 279TH LN NE
2	732620	0160	03/27/01	\$ 212,046	1090	0	7	2001	3	4711	N	N	15125 279TH PL NE
2	151800	0040	10/05/01	\$ 234,950	1090	650	7	2001	3	4320	N	N	15021 276TH PL NE
2	151800	0110	01/29/02	\$ 229,450	1090	650	7	2001	3	3192	N	N	27631 NE 150TH PL
2	151800	0220	03/13/02	\$ 222,950	1090	650	7	2002	3	3956	N	N	15114 277TH PL NE
2	379341	0020	02/15/01	\$ 223,000	1100	550	7	2000	3	10900	N	N	27619 NE 140TH CT
2	213020	0330	06/18/02	\$ 222,200	1110	0	7	1987	3	14210	N	N	14212 278TH AV NE
2	213041	0120	11/06/01	\$ 224,500	1110	0	7	1987	3	10105	N	N	15115 3RD LN NE
2	667291	0030	10/08/02	\$ 247,500	1130	360	7	1987	3	12532	N	N	14127 278TH AV NE
2	132606	9197	05/08/02	\$ 216,000	1140	0	7	1988	3	9701	N	N	14814 DOUGHERTY PL NE
2	213220	0420	04/05/01	\$ 171,500	1140	0	7	1985	3	7504	N	N	16117 3RD AV NE
2	140281	0150	10/28/02	\$ 210,000	1160	0	7	1986	3	10079	N	N	27116 NE MILLER ST
2	213041	0060	09/04/02	\$ 267,400	1170	320	7	1987	3	10908	N	N	27020 NE RING ST
2	213070	1105	08/19/02	\$ 200,000	1170	0	7	1977	3	7600	N	N	15827 2ND AV NE
2	213120	1140	07/17/01	\$ 217,500	1210	0	7	1993	3	7500	N	N	26910 NE STEPHENS ST
2	213040	0060	02/05/01	\$ 210,000	1230	0	7	1987	3	9600	N	N	26906 NE RING ST
2	213042	0050	09/27/01	\$ 232,500	1230	320	7	1988	3	9604	N	N	26830 NE DOROTHY ST
2	382120	0070	11/02/01	\$ 199,000	1230	1020	7	1980	3	10170	N	N	14832 KENNEDY PL NE
2	213043	0180	11/25/02	\$ 220,000	1240	0	7	1989	3	11401	N	N	26915 NE DOROTHY ST
2	213220	0110	11/02/01	\$ 208,650	1240	0	7	1986	3	7505	N	N	26813 NE BEADONHALL ST
2	213220	0180	08/07/02	\$ 216,000	1240	0	7	1986	3	7671	N	N	26824 NE BEADONHALL ST
2	213170	1100	10/21/02	\$ 203,000	1250	0	7	1969	3	8359	N	N	15207 BROADWAY AV NE
2	213170	1630	12/11/02	\$ 270,000	1290	660	7	1996	3	10000	Y	N	26710 NE RICHARDSON ST
2	213043	0110	10/09/02	\$ 255,950	1300	550	7	1989	3	12715	N	N	27003 NE DOROTHY ST
2	132606	9194	05/31/02	\$ 210,000	1310	0	7	1988	3	9751	N	N	14815 DOUGHERTY PL NE
2	667291	0070	12/27/01	\$ 206,000	1320	0	7	1986	3	14121	N	N	14105 278TH AV NE
2	213120	0355	09/18/01	\$ 194,000	1330	0	7	1977	3	6519	N	N	26805 NE VIRGINIA ST
2	213300	0080	12/02/02	\$ 235,000	1360	0	7	1988	3	11203	N	N	14324 277TH PL NE
2	667292	0190	09/10/02	\$ 234,000	1370	0	7	1988	3	14012	N	N	14130 280TH LN NE

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	213020	0180	11/07/01	\$ 232,450	1380	0	7	1987	3	11077	N	N	27720 NE 142ND PL
2	132606	9208	05/11/01	\$ 226,800	1390	0	7	1995	3	14599	N	N	27431 NE 153RD PL
2	213041	0100	07/30/02	\$ 258,150	1400	0	7	1987	3	12046	N	N	15122 3RD LN NE
2	213001	0050	08/13/01	\$ 219,000	1410	0	7	1985	3	14043	N	N	14516 273RD PL NE
2	213170	0965	12/06/01	\$ 204,750	1410	0	7	1974	3	9900	N	N	15308 2ND AV NE
2	952650	0120	12/19/01	\$ 269,515	1450	640	7	2001	3	9945	N	N	27303 NE 155TH PL
2	151800	0050	05/07/02	\$ 225,000	1470	0	7	2002	3	3071	N	N	NE 150TH PL
2	213170	0975	10/04/02	\$ 195,000	1490	0	7	1977	3	7500	N	N	26628 NE RICHARDSON ST
2	213170	0545	12/28/01	\$ 214,500	1500	0	7	1978	3	7500	N	N	15329 2ND AV NE
2	667291	0050	09/06/01	\$ 230,000	1500	0	7	1986	3	11236	N	N	14115 278TH AV NE
2	011290	0050	03/05/01	\$ 215,000	1500	0	7	2001	3	5031	N	N	27831 NE 151ST ST
2	011290	0210	04/23/01	\$ 228,200	1510	0	7	2000	3	3577	N	N	15110 279TH LN NE
2	213042	0120	10/04/02	\$ 245,000	1520	0	7	1988	3	12564	N	N	15011 3RD LN NE
2	011290	0170	10/16/02	\$ 243,000	1520	0	7	2000	3	3577	N	N	15113 279TH PL NE
2	011290	0260	02/13/01	\$ 222,875	1520	0	7	2000	3	3891	N	N	27826 NE 151ST ST
2	213301	0130	08/15/01	\$ 245,000	1530	0	7	1989	3	11367	N	N	14319 279TH PL NE
2	011290	0160	11/03/01	\$ 233,000	1530	0	7	2001	3	3898	N	N	15119 279TH PL NE
2	011290	0220	08/21/01	\$ 224,540	1530	0	7	2001	3	3898	N	N	15114 279TH LN NE
2	732620	0140	09/24/01	\$ 235,120	1530	0	7	2001	3	4699	N	N	27931 NE 152ND ST
2	213301	0140	12/24/01	\$ 249,000	1540	0	7	1989	3	14076	N	N	14331 279TH PL NE
2	732620	0090	05/24/01	\$ 230,000	1540	0	7	2000	3	5218	N	N	15122 279TH LN NE
2	011290	0230	06/12/01	\$ 235,500	1550	0	7	2000	3	4483	N	N	15111 279TH LN NE
2	732620	0110	11/02/01	\$ 229,500	1550	0	7	2001	3	4411	N	N	27911 NE 152ND ST
2	732620	0170	06/06/01	\$ 226,085	1550	0	7	2001	3	4712	N	N	15121 279TH PL NE
2	732620	0180	06/25/01	\$ 231,000	1550	0	7	2000	3	4552	N	N	15122 279TH PL NE
2	732620	0190	04/09/01	\$ 229,920	1550	0	7	2001	3	4553	N	N	15124 279TH PL NE
2	732620	0210	03/30/01	\$ 228,801	1550	0	7	2001	3	4507	N	N	15132 279TH PL NE
2	732620	0240	03/19/01	\$ 228,620	1550	0	7	2001	3	4393	N	N	15210 129TH PL NE
2	732620	0300	06/27/01	\$ 230,950	1550	0	7	2001	3	4603	N	N	27912 NE 152ND PL

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	132606	9190	10/07/02	\$ 230,000	1560	0	7	1989	3	10196	N	N	14804 4TH PL NE
2	213190	0170	04/03/01	\$ 299,950	1560	480	7	1987	3	30119	N	N	27011 NE 144TH PL
2	213300	0210	12/04/01	\$ 233,500	1570	0	7	1989	3	11885	N	N	27601 NE 143RD PL
2	151800	0020	10/26/01	\$ 222,150	1570	0	7	2000	3	3754	N	N	15105 276TH PL NE
2	151800	0060	11/08/01	\$ 225,000	1570	0	7	2001	3	3192	N	N	27609 NE 150TH PL
2	151800	0080	02/04/02	\$ 222,950	1570	0	7	2001	3	3143	N	N	27619 NE 150TH PL
2	151800	0210	04/05/02	\$ 230,000	1580	0	7	2002	3	3954	N	N	15106 277TH PL NE
2	151800	0290	04/18/02	\$ 219,950	1580	0	7	2001	3	4007	N	N	27620 NE 150TH PL
2	952650	0080	08/21/01	\$ 241,255	1590	0	7	2001	3	8779	N	N	15528 273RD AV NE
2	151800	0130	12/31/01	\$ 230,100	1590	0	7	2001	3	3143	N	N	27705 NE 150TH PL
2	667292	0120	08/22/01	\$ 227,000	1600	0	7	1987	3	14084	N	N	27828 NE 141ST PL
2	011290	0250	06/28/01	\$ 224,800	1600	0	7	2001	3	4080	N	N	27832 NE 151ST ST
2	732620	0250	09/27/01	\$ 228,576	1600	0	7	2001	3	4193	N	N	15207 279TH PL NE
2	151800	0260	01/10/02	\$ 229,950	1600	0	7	2001	3	3799	N	N	27629 NE 151ST PL
2	151800	0330	09/26/01	\$ 228,950	1600	0	7	2001	3	3800	N	N	27706 NE 150TH PL
2	213170	0680	06/26/01	\$ 224,500	1610	0	7	1963	3	12500	N	N	26525 NE STEPHENS ST
2	213301	0210	03/12/01	\$ 218,000	1620	0	7	1989	3	14080	N	N	14238 278TH AV NE
2	213301	0250	07/02/01	\$ 244,000	1620	0	7	1989	3	11833	N	N	27615 NE 143RD ST
2	011290	0110	03/09/01	\$ 219,990	1620	0	7	2001	3	5992	N	N	27933 NE 151ST ST
2	011290	0240	07/18/02	\$ 234,000	1620	0	7	2000	3	4380	N	N	15109 279TH LN NE
2	732620	0060	11/15/01	\$ 225,000	1620	0	7	2001	3	4649	N	N	15119 279TH LN NE
2	732620	0130	06/04/02	\$ 222,500	1620	0	7	2001	3	4696	N	N	27925 NE 152ND ST
2	732620	0280	07/20/01	\$ 213,350	1620	0	7	2001	3	4620	N	N	27924 NE 152ND ST
2	132606	9188	03/13/01	\$ 218,000	1640	0	7	1988	3	10424	N	N	14805 4TH PL NE
2	011290	0040	07/07/01	\$ 223,500	1670	0	7	2001	3	5031	N	N	27825 NE 151ST ST
2	213041	0010	08/24/01	\$ 246,900	1680	0	7	1987	3	9600	N	N	26922 NE RING ST
2	011290	0030	11/13/01	\$ 222,500	1680	0	7	2001	3	5031	N	N	27817 NE 151ST ST
2	011290	0060	01/08/01	\$ 227,000	1680	0	7	2001	3	5031	N	N	27901 NE 151ST ST
2	011290	0180	05/03/01	\$ 225,875	1720	0	7	2000	3	4779	N	N	27918 NE 151ST ST

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	732620	0010	03/27/01	\$ 227,475	1720	0	7	2000	3	4980	N	N	27807 NE 152ND ST
2	732620	0150	04/23/01	\$ 230,300	1720	0	7	2001	3	5574	N	N	27935 NE 152ND ST
2	187550	0080	04/09/01	\$ 255,000	1730	0	7	1994	3	14783	N	N	14036 282ND LN NE
2	242606	9086	01/15/02	\$ 225,000	1740	0	7	1989	3	14025	N	N	14405 274TH CT NE
2	213041	0080	06/14/01	\$ 272,000	1760	0	7	1987	3	19151	N	N	27027 NE RING ST
2	952650	0030	06/18/01	\$ 247,800	1770	0	7	2001	3	10348	N	N	27418 NE 155TH PL
2	952650	0070	11/05/01	\$ 247,800	1770	0	7	2001	3	9459	N	N	27314 NE 155TH PL
2	952650	0100	08/16/01	\$ 249,370	1770	0	7	2001	3	7363	N	N	15519 273RD AV NE
2	952650	0200	06/04/02	\$ 268,500	1770	0	7	2001	3	11329	N	N	27431 NE 155TH PL
2	151800	0090	10/26/01	\$ 220,550	1770	0	7	2001	3	3539	N	N	27623 NE 150TH PL
2	151800	0150	03/01/02	\$ 233,850	1770	0	7	2001	3	3615	N	N	27715 NE 150TH PL
2	151800	0190	01/09/02	\$ 239,000	1770	0	7	2001	3	4447	N	N	15024 277TH PL NE
2	952650	0040	07/20/01	\$ 256,215	1810	600	7	2001	3	10748	N	N	27412 NE 155TH PL
2	952650	0110	10/18/01	\$ 255,555	1810	600	7	2001	3	7806	N	N	15513 273RD AV NE
2	952650	0130	09/21/01	\$ 250,320	1810	600	7	2001	3	8271	N	N	27369 NE 155TH PL
2	151800	0300	08/01/01	\$ 231,950	1810	0	7	2001	3	3800	N	N	27624 NE 150TH PL
2	213120	0885	10/29/02	\$ 219,950	1830	0	7	1964	4	10000	N	N	26836 NE STELLA ST
2	151800	0180	12/16/01	\$ 232,450	1830	0	7	2001	3	4652	N	N	15018 277TH PL NE
2	187550	0050	02/22/02	\$ 269,000	1840	0	7	1995	3	14040	N	N	28226 NE 141ST PL
2	187550	0160	09/18/02	\$ 313,000	1840	1040	7	1994	3	14002	N	N	14025 282ND CT NE
2	103800	0060	04/12/02	\$ 299,950	1840	620	7	2001	3	6608	N	N	26424 NE KENNEDY DR
2	667291	0110	10/09/02	\$ 248,000	1880	0	7	1986	3	11212	N	N	14110 278TH AV NE
2	213043	0070	10/26/02	\$ 259,000	1890	0	7	1989	3	10001	N	N	27012 NE DOROTHY ST
2	213120	0125	04/03/02	\$ 282,000	1920	0	7	1999	3	8780	N	N	26802 NE VIRGINIA ST
2	242606	9074	10/23/01	\$ 224,000	1920	0	7	1989	3	14010	N	N	14412 274TH CT NE
2	732620	0050	08/21/01	\$ 240,545	1920	100	7	2001	3	4416	N	N	15123 279TH LN NE
2	732620	0120	08/13/01	\$ 242,635	1920	0	7	2001	3	4954	N	N	27921 NE 152ND ST
2	732620	0220	03/19/01	\$ 242,150	1920	100	7	2001	3	4510	N	N	15136 279TH PL NE
2	732620	0320	03/06/01	\$ 235,540	1920	100	7	2001	3	4347	N	N	27820 NE 152ND ST

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	011290	0200	08/23/01	\$ 229,000	1960	0	7	2000	3	4354	N	N	15104 279TH LN NE
2	213041	0020	06/12/01	\$ 264,000	1970	0	7	1987	3	9600	N	N	26930 NE RING ST
2	213120	0455	07/18/02	\$ 258,000	1980	0	7	1911	5	7500	N	N	26936 NE STEWART ST
2	011290	0070	07/20/01	\$ 227,905	1980	0	7	2001	3	5031	N	N	27907 NE 151ST ST
2	011290	0140	03/29/01	\$ 225,000	1980	0	7	2001	3	4643	N	N	15114 279TH PL NE
2	732620	0230	05/25/01	\$ 230,000	1980	0	7	2001	3	4550	N	N	15204 279TH PL NE
2	732620	0260	04/23/01	\$ 231,000	1980	0	7	2001	3	4599	N	N	27932 NE 152ND ST
2	732620	0290	07/20/01	\$ 226,075	1980	0	7	2001	3	4621	N	N	27904 NE 152ND ST
2	732620	0310	08/09/01	\$ 233,990	1980	0	7	2001	3	4548	N	N	27904 NE 152ND ST
2	667292	0130	06/11/01	\$ 266,000	2000	0	7	1987	3	14170	N	N	27820 NE 141ST ST
2	952650	0010	06/25/01	\$ 240,675	2000	0	7	2001	3	11549	N	N	27430 NE 155TH PL
2	952650	0140	09/05/01	\$ 249,200	2000	0	7	2001	3	9296	N	N	27315 NE 155TH PL
2	952650	0160	01/16/02	\$ 255,500	2000	0	7	2001	3	10281	N	N	27405 NE 155TH PL
2	187550	0010	12/28/01	\$ 290,000	2010	0	7	1995	3	15558	N	N	28208 NE 141ST PL
2	213041	0040	10/25/02	\$ 260,000	2020	0	7	1987	3	9600	N	N	27000 NE RING ST
2	187550	0040	11/20/01	\$ 258,000	2040	0	7	1995	3	14071	N	N	28220 NE 141ST ST
2	103800	0050	11/05/01	\$ 290,000	2100	0	7	2001	3	16808	N	N	26428 NE KENNEDY DR
2	151800	0240	11/21/01	\$ 241,950	2140	0	7	2001	3	3803	N	N	27707 NE 151ST PL
2	151800	0270	12/10/01	\$ 243,710	2140	0	7	2001	3	3797	N	N	27625 NE 151ST PL
2	132606	9151	02/20/02	\$ 250,000	2160	0	7	1981	3	22702	N	N	26624 NE KENNEDY DR
2	187550	0180	02/12/02	\$ 267,000	2170	0	7	1994	3	14010	N	N	28205 NE 141ST PL
2	155850	0120	03/05/02	\$ 249,950	2170	0	7	1998	3	6139	N	N	16212 270TH PL NE
2	952650	0020	10/15/01	\$ 279,090	2290	0	7	2001	3	10570	N	N	27426 NE 155TH PL
2	952650	0050	11/12/01	\$ 280,012	2290	0	7	2001	3	11511	N	N	27404 NE 155TH PL
2	952650	0150	11/09/01	\$ 271,045	2290	0	7	2001	3	9600	N	N	27323 NE 155TH PL
2	952650	0180	09/26/01	\$ 271,500	2290	0	7	2001	3	11420	N	N	27419 NE 155TH PL
2	667292	0060	08/30/01	\$ 255,000	2370	0	7	1987	3	12024	N	N	14033 279TH LN NE
2	103800	0030	05/10/01	\$ 308,000	2370	0	7	2001	3	15219	N	N	26508 NE KENNEDY DR
2	103800	0040	06/08/01	\$ 313,000	2370	0	7	2001	3	12753	N	N	26502 NE KENNEDY DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	103800	0020	10/05/01	\$ 310,000	2380	0	7	2001	3	17520	N	N	26512 NE KENNEDY DR
2	103800	0010	04/24/01	\$ 303,000	2420	0	7	2001	3	7317	N	N	26518 NE KENNEDY DR
2	080830	0710	08/08/01	\$ 286,900	2489	0	7	2000	3	9503	N	N	14012 284TH CIR NE
2	103800	0070	06/03/02	\$ 317,000	2560	0	7	2001	3	7318	N	N	26420 NE KENNEDY DR
2	952650	0060	01/15/02	\$ 295,970	3010	0	7	2001	3	12183	N	N	27322 NE 155TH PL
2	952650	0170	02/11/02	\$ 300,370	3010	0	7	2001	3	11044	N	N	27411 NE 155TH PL
2	952650	0190	01/16/02	\$ 287,865	3010	0	7	2001	3	11156	N	N	27425 NE 155TH PL
2	080830	0770	05/01/02	\$ 298,950	3060	0	7	2000	3	7018	N	N	14019 285TH CIR NE
2	378240	0030	04/03/01	\$ 239,500	1170	390	8	1989	3	9757	N	N	26720 NE MILLER ST
2	378240	0050	06/01/01	\$ 247,950	1170	480	8	1989	3	9775	N	N	26706 NE MILLER ST
2	378240	0330	03/27/02	\$ 240,500	1170	480	8	1989	3	9845	N	N	26615 NE MILLER ST
2	378240	0390	02/07/01	\$ 240,000	1170	470	8	1988	3	9656	N	N	26725 NE MILLER ST
2	378240	0110	12/11/02	\$ 303,000	1210	900	8	1989	3	9914	Y	N	14633 2ND PL NE
2	155990	0120	04/13/01	\$ 234,950	1300	910	8	1996	3	8306	N	N	16324 3RD AV NE
2	667293	0320	12/27/02	\$ 238,000	1360	0	8	1988	3	14535	N	N	27930 NE 140TH PL
2	639780	0010	07/30/02	\$ 232,000	1360	0	8	2002	3	2952	N	N	14933 276TH PL NE
2	379341	0150	09/25/01	\$ 278,500	1370	420	8	1999	3	11500	N	N	27604 NE 140TH CT
2	379340	0130	01/24/01	\$ 257,000	1410	0	8	1998	3	14057	N	N	27520 NE 141ST PL
2	379341	0140	11/29/01	\$ 270,000	1410	0	8	1999	3	13091	N	N	27610 NE 140TH CT
2	213070	1520	07/05/01	\$ 230,500	1430	0	8	1984	3	7666	Y	N	26639 NE STEWART ST
2	378240	0090	04/12/02	\$ 269,950	1510	0	8	1989	3	10894	N	N	26610 NE MILLER ST
2	132606	9065	04/17/01	\$ 283,500	1550	0	8	2001	3	8300	N	N	15411 3RD PL NE
2	155990	0220	12/07/01	\$ 229,000	1560	0	8	1995	3	6312	N	N	26830 NE 163RD ST
2	379340	0120	03/23/01	\$ 249,900	1570	0	8	1998	3	14057	N	N	27514 NE 141ST PL
2	379340	0170	11/15/01	\$ 253,500	1570	0	8	1998	3	14302	N	N	27538 NE 141ST PL
2	379340	0330	09/10/01	\$ 250,000	1580	0	8	1998	3	11598	N	N	27525 NE 140TH CT
2	379341	0040	08/09/02	\$ 267,500	1580	0	8	1999	3	13252	N	N	27628 NE 140TH PL
2	639780	0130	11/18/02	\$ 248,540	1580	0	8	2002	3	6106	N	N	14932 276TH PL NE
2	382035	0130	06/04/01	\$ 230,000	1590	0	8	2001	3	3251	N	N	14811 1ST AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	382035	0140	01/11/01	\$ 229,950	1590	0	8	2000	3	3381	Y	N	14803 1ST AV NE
2	667293	0240	08/28/01	\$ 240,000	1630	0	8	1987	3	15035	N	N	14115 280TH LN NE
2	667293	0260	11/26/02	\$ 265,500	1630	0	8	1987	3	14097	N	N	14101 280TH LN NE
2	378240	0040	05/31/01	\$ 254,500	1680	0	8	1989	3	9766	N	N	26714 NE MILLER ST
2	378240	0200	08/19/02	\$ 239,500	1730	0	8	1988	3	9656	N	N	26703 NE COMEGYS ST
2	667293	0250	04/18/02	\$ 242,500	1740	0	8	1987	3	14048	N	N	14107 280TH LN NE
2	213040	0010	04/16/02	\$ 258,000	1750	0	8	1999	3	9046	N	N	15420 3RD AV NE
2	132606	9152	11/16/02	\$ 494,000	1760	0	8	1975	4	135349	N	N	26900 NE 145TH ST
2	378240	0020	08/03/01	\$ 264,500	1780	0	8	1989	3	9748	N	N	26726 NE MILLER ST
2	155990	0090	03/22/01	\$ 236,600	1800	0	8	1995	3	6049	N	N	26815 NE 164TH ST
2	155990	0200	07/31/01	\$ 238,950	1800	0	8	1995	3	4500	N	N	26812 NE 163RD ST
2	729799	0010	03/16/01	\$ 254,950	1800	0	8	1999	3	4064	N	N	27815 NE 149TH CT
2	729799	0130	07/22/02	\$ 292,000	1810	0	8	1999	3	4110	N	N	27930 NE 149TH CT
2	729799	0260	01/08/02	\$ 274,500	1810	0	8	1999	3	5592	N	N	14807 279TH LN NE
2	382035	0030	10/23/01	\$ 242,950	1825	0	8	2001	3	3863	N	N	14822 1ST AV NE
2	382035	0040	08/20/01	\$ 230,000	1825	0	8	2001	3	3938	N	N	14816 1ST AV NE
2	382035	0050	02/08/02	\$ 247,000	1825	0	8	2001	3	3905	N	N	14810 1st Ave NE
2	382035	0180	04/03/01	\$ 245,000	1850	0	8	2001	3	4311	N	N	14805 1ST AV NE
2	346060	0070	08/28/01	\$ 261,500	1860	0	8	1989	3	13875	N	N	27306 NE 153RD PL
2	346060	0080	04/27/01	\$ 244,500	1860	0	8	1989	3	14135	N	N	27302 NE 153RD PL
2	346060	0150	03/14/01	\$ 244,000	1860	0	8	1989	3	15356	N	N	27405 NE 153RD PL
2	155990	0160	05/22/02	\$ 229,900	1880	0	8	1996	3	6575	Y	N	16306 3RD AV NE
2	639780	0050	07/22/02	\$ 262,540	1880	0	8	2002	3	6566	N	N	14911 276TH PL NE
2	639780	0120	07/23/02	\$ 262,540	1880	0	8	2002	3	9129	N	N	14926 276TH PL NE
2	155990	0210	11/07/02	\$ 250,400	1890	0	8	1995	3	5595	N	N	26820 NE 63RD ST
2	213300	0010	11/08/02	\$ 274,500	1910	0	8	1988	3	13344	N	N	27530 NE 144TH ST
2	213302	0230	12/09/02	\$ 279,950	1920	0	8	1990	3	14200	N	N	28117 NE 144TH ST
2	729799	0240	07/22/02	\$ 253,000	1920	0	8	1999	3	3656	N	N	27810 NE 149TH CT
2	155850	0100	06/19/01	\$ 270,000	1930	0	8	1996	3	6508	N	N	16205 270TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	382035	0170	05/22/02	\$ 259,950	1930	0	8	2001	3	4156	N	N	14809 1ST AV NE
2	729799	0120	05/09/01	\$ 299,500	1940	0	8	1999	3	5492	N	N	27932 NE 149TH CT
2	729799	0020	09/04/01	\$ 290,000	1950	0	8	1999	3	4962	N	N	27823 NE 149TH CT
2	639780	0030	09/23/02	\$ 247,840	1980	0	8	2002	3	5211	N	N	14919 276TH PL NE
2	639780	0110	08/14/02	\$ 247,000	1980	0	8	2002	3	5608	N	N	14920 276TH PL NE
2	639780	0040	06/24/02	\$ 266,520	2000	0	8	2002	3	5161	N	N	14915 276TH PL NE
2	639780	0080	07/23/02	\$ 264,635	2000	0	8	2002	3	4425	N	N	14906 276TH PL NE
2	379341	0130	05/21/01	\$ 279,950	2020	0	8	1999	3	11236	N	N	27618 NE 140TH CT
2	155850	0210	11/20/01	\$ 236,500	2030	0	8	1997	3	5784	Y	N	16322 270TH PL NE
2	425400	0030	04/16/02	\$ 299,950	2040	0	8	1998	3	12609	N	N	28519 NE 151ST ST
2	425400	0110	04/17/02	\$ 318,500	2040	0	8	1998	3	16650	N	N	15127 285TH AV NE
2	425400	0310	08/26/02	\$ 322,000	2040	0	8	1998	3	16200	N	N	15217 286TH AV NE
2	213301	0060	06/10/02	\$ 289,950	2050	0	8	1989	3	14098	N	N	27826 NE 144TH ST
2	132606	9219	03/12/01	\$ 297,000	2065	0	8	2001	3	7795	N	N	15423 3RD PL NE
2	667293	0150	03/26/01	\$ 252,950	2070	0	8	1988	3	18746	N	N	14008 280TH LN NE
2	080830	0380	07/15/02	\$ 301,500	2120	0	8	2001	3	6930	N	N	13801 284TH CT NE
2	080830	0410	09/13/02	\$ 299,990	2120	0	8	2002	3	4952	N	N	13807 284TH CT NE
2	155850	0170	11/21/02	\$ 255,000	2130	0	8	1997	3	6521	Y	N	16224 270TH PL NE
2	080830	0330	07/20/01	\$ 288,000	2130	0	8	2001	3	19195	N	N	13811 283RD CT NE
2	155850	0220	10/29/02	\$ 247,500	2150	0	8	1997	3	7290	Y	N	16330 270TH PL NE
2	213302	0050	08/22/01	\$ 279,990	2210	0	8	1990	3	15260	N	N	28028 NE 144TH ST
2	080830	0450	01/09/02	\$ 288,000	2230	0	8	2001	3	9461	N	N	13810 284TH CT NE
2	080830	0520	10/29/02	\$ 327,990	2230	0	8	2001	3	6300	N	N	28425 NE 138TH PL
2	278725	0280	05/03/02	\$ 328,000	2270	0	8	1994	3	14428	N	N	14227 274TH PL NE
2	080830	0320	11/26/01	\$ 299,990	2305	0	8	2001	3	5830	N	N	13809 283RD CT NE
2	080830	0370	08/13/01	\$ 299,990	2305	0	8	2001	3	6466	N	N	13802 283RD CT NE
2	080830	0550	08/27/01	\$ 301,990	2305	0	8	2001	3	6300	N	N	28409 NE 138TH PL
2	213301	0300	03/30/01	\$ 275,000	2310	0	8	1989	3	14540	N	N	27620 NE 143RD ST
2	278725	0010	09/25/01	\$ 375,000	2330	0	8	1996	3	14867	N	N	27227 NE 142ND CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	213302	0130	09/05/01	\$ 289,900	2410	0	8	1990	3	18921	N	N	28305 NE 144TH ST
2	080830	0480	07/11/02	\$ 329,990	2490	0	8	2002	3	6630	N	N	13804 284TH CT NE
2	080830	0650	03/11/02	\$ 324,990	2490	0	8	2001	3	6930	N	N	28231 NE 138TH PL
2	080830	0300	01/08/02	\$ 310,000	2495	0	8	2001	3	6108	N	N	13805 283RD CT NE
2	080830	0340	04/09/01	\$ 300,691	2495	0	8	2001	3	19072	N	N	13812 283RD CT NE
2	080830	0350	09/10/01	\$ 307,054	2495	0	8	2001	3	6282	N	N	13810 283RD CT NE
2	080830	0510	04/24/01	\$ 306,720	2495	0	8	2001	3	6300	N	N	28429 NE 138TH PL
2	080830	0540	10/18/01	\$ 304,160	2495	0	8	2001	3	6300	N	N	28413 NE 138TH PL
2	080830	0560	10/26/01	\$ 311,000	2495	0	8	2001	3	6300	N	N	28405 NE 138TH PL
2	080830	0530	05/21/02	\$ 327,500	2520	0	8	2001	3	6300	N	N	28419 NE 138TH PL
2	278725	0300	10/17/01	\$ 325,000	2530	0	8	1995	3	14038	N	N	27318 NE 142ND CT
2	425400	0060	12/16/02	\$ 315,250	2530	0	8	1998	3	17856	N	N	28423 NE 151ST ST
2	425400	0090	05/25/01	\$ 339,950	2530	0	8	1998	3	12358	N	N	28422 NE 151ST ST
2	425400	0120	02/28/02	\$ 339,950	2530	0	8	1998	3	16650	N	N	15209 285TH AV NE
2	425400	0140	07/30/02	\$ 333,000	2530	0	8	1998	3	17051	N	N	15235 285TH AV NE
2	425400	0180	05/21/02	\$ 325,000	2530	0	8	1998	3	12901	N	N	15218 285TH AV NE
2	425400	0290	04/19/01	\$ 320,000	2530	0	8	1998	3	16200	N	N	15131 286TH AV NE
2	425400	0410	11/18/02	\$ 335,000	2530	0	8	1998	3	17776	N	N	28619 NE 151ST PL
2	425400	0540	06/19/01	\$ 338,000	2530	0	8	1997	3	14178	N	N	15218 287TH AV NE
2	080830	0640	03/27/02	\$ 320,990	2590	0	8	2001	3	6930	N	N	28303 NE 138TH PL
2	278725	0210	07/21/02	\$ 370,000	2680	0	8	1995	3	14564	N	N	14311 274TH PL NE
2	278725	0260	12/16/02	\$ 360,000	2750	0	8	1994	3	14140	N	N	27311 NE 143RD PL
2	856745	0200	03/25/02	\$ 395,950	2840	0	8	2001	3	10500	N	N	27828 NE 153RD PL
2	856745	0210	10/25/02	\$ 366,000	2880	0	8	2001	3	10235	N	N	27836 NE 153RD PL
2	278725	0170	11/04/02	\$ 380,000	3020	0	8	1996	3	14564	N	N	27227 NE 143RD CT
2	278725	0230	10/25/02	\$ 375,000	3120	0	8	1995	3	14000	N	N	27312 NE 143RD PL
2	278725	0050	10/17/02	\$ 415,000	3140	0	8	1996	3	15376	N	N	14204 274TH PL NE
2	278725	0030	02/23/01	\$ 375,000	3250	0	8	1996	3	14405	N	N	27323 NE 142ND CT
2	329690	0110	11/19/02	\$ 303,000	1860	0	9	1994	3	14086	N	N	27521 NE 145TH LN

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	329690	0010	08/13/01	\$ 294,625	1880	0	9	1994	3	14209	N	N	14907 275TH PL NE
2	155850	0030	04/10/01	\$ 280,000	2010	0	9	1999	3	6546	N	N	16317 270TH PL NE
2	421350	0190	07/24/02	\$ 294,900	2040	0	9	1990	3	11313	N	N	13911 282ND CT NE
2	138350	0090	08/23/01	\$ 285,000	2080	0	9	1995	3	14068	N	N	14037 278TH PL NE
2	138350	0120	04/08/02	\$ 291,000	2120	0	9	1996	3	14065	N	N	14011 278TH PL NE
2	147280	0390	09/04/02	\$ 317,500	2140	0	9	1990	3	14462	N	N	28328 NE 147TH CT
2	147280	0150	08/09/02	\$ 315,000	2160	0	9	1990	3	11894	N	N	14530 281ST AV NE
2	147280	0420	04/24/01	\$ 306,000	2170	0	9	1990	3	14014	N	N	28307 NE 147TH CT
2	077680	0100	08/07/02	\$ 322,000	2170	0	9	1998	3	14199	N	N	27703 NE 140TH PL
2	131330	0180	06/05/02	\$ 339,500	2180	0	9	1993	3	14002	N	N	14824 283RD PL NE
2	329690	0190	06/17/02	\$ 299,950	2180	0	9	1991	3	14152	N	N	27515 NE 149TH LN
2	329690	0260	01/11/02	\$ 319,500	2180	0	9	1991	3	14036	N	N	27523 NE 147TH LN
2	147280	0010	04/12/02	\$ 310,000	2230	0	9	1993	3	14184	N	N	28333 NE 146TH ST
2	131330	0460	10/17/02	\$ 339,950	2240	0	9	1992	3	11901	N	N	28210 NE 148TH PL
2	329690	0150	12/13/02	\$ 310,000	2250	0	9	1991	3	13924	N	N	27519 NE 147TH LN
2	421350	0060	05/15/02	\$ 310,000	2250	0	9	1994	3	14000	N	N	28234 NE 140TH PL
2	147280	0280	03/06/02	\$ 330,000	2260	0	9	1990	3	14040	N	N	28030 NE 147TH PL
2	421350	0120	03/19/02	\$ 293,000	2300	0	9	1994	3	14000	N	N	28225 NE 140TH PL
2	138350	0070	07/26/02	\$ 364,950	2303	0	9	1995	3	16801	N	N	27812 NE 141ST ST
2	138350	0030	09/20/02	\$ 354,950	2310	0	9	1996	3	11205	N	N	14022 278TH PL NE
2	147280	0200	11/12/01	\$ 337,000	2330	0	9	1991	3	14129	N	N	28115 NE 145TH CT
2	144355	0080	08/02/02	\$ 320,000	2340	0	9	1999	3	12080	N	N	27617 NE 145TH PL
2	131330	0020	02/15/01	\$ 325,000	2360	0	9	1992	3	14001	N	N	14923 280TH PL NE
2	131330	0160	04/02/02	\$ 355,000	2360	0	9	1993	3	14002	N	N	14810 283RD PL NE
2	131330	0150	03/07/01	\$ 334,500	2390	0	9	1993	3	14012	N	N	14809 283RD PL NE
2	421350	0030	07/02/01	\$ 305,555	2410	0	9	1996	3	14000	N	N	28216 NE 140TH PL
2	147280	0140	04/13/01	\$ 329,000	2420	0	9	1990	3	11951	N	N	14616 281ST AV SE
2	147280	0180	09/20/02	\$ 305,000	2420	0	9	1991	3	14209	N	N	28120 NE 145TH CT
2	138350	0040	07/12/01	\$ 320,000	2420	0	9	1996	3	11205	N	N	14034 278TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	144355	0060	08/16/02	\$ 343,000	2420	0	9	1999	3	13891	N	N	27610 NE 145TH PL
2	421350	0110	07/03/01	\$ 379,000	2470	0	9	1993	3	14030	N	N	13929 283RD AV NE
2	131330	0420	07/16/01	\$ 339,000	2490	0	9	1992	3	14040	N	N	14829 283RD PL NE
2	131330	0330	02/05/01	\$ 315,950	2510	0	9	1992	3	14022	N	N	14907 281ST PL NE
2	553560	0560	04/09/02	\$ 348,610	2530	0	9	2001	3	8360	N	N	14930 273RD PL NE
2	553560	0580	11/30/01	\$ 360,360	2530	0	9	2001	3	7233	N	N	27420 NE 150TH ST
2	147280	0050	02/26/02	\$ 312,000	2550	0	9	1992	3	14040	N	N	28303 NE 146TH ST
2	856745	0030	08/17/01	\$ 367,950	2555	0	9	2001	3	10080	N	N	27820 NE 154TH ST
2	213302	0140	08/13/02	\$ 317,000	2570	0	9	1990	3	18903	N	N	14310 283RD PL NE
2	077680	0080	03/30/01	\$ 319,950	2590	0	9	1997	3	14002	N	N	14027 277TH PL NE
2	147280	0480	06/18/02	\$ 327,000	2600	0	9	1992	3	14040	N	N	28238 NE 146TH ST
2	856745	0020	06/20/01	\$ 395,000	2690	0	9	2001	3	10080	N	N	27812 NE 154TH ST
2	856745	0240	08/08/02	\$ 352,000	2755	0	9	2001	3	9020	N	N	27821 NE 154TH ST
2	856745	0070	12/19/01	\$ 395,000	2760	0	9	2001	3	12095	N	N	15419 279TH PL NE
2	856745	0060	08/05/02	\$ 424,950	2800	0	9	2001	3	12831	N	N	15415 279TH PL NE
2	856745	0230	07/18/02	\$ 380,000	2810	0	9	2001	3	9020	N	N	27829 NE 154TH ST
2	553560	0200	12/17/02	\$ 417,950	2820	0	9	2001	3	7500	N	N	14905 273RD PL NE
2	553560	0620	04/23/02	\$ 397,780	2820	0	9	2001	3	8297	N	N	27316 NE 150TH ST
2	553560	0710	12/23/02	\$ 394,950	2820	0	9	2002	3	8952	N	N	27302 NE 151ST PL
2	553560	0140	03/25/02	\$ 371,318	2880	0	9	2001	3	10459	N	N	14826 272ND PL NE
2	553560	0160	03/15/02	\$ 373,060	2880	0	9	2001	3	10459	N	N	14918 272ND PL NE
2	553560	0570	11/30/01	\$ 390,060	2880	0	9	2001	3	5708	N	N	27428 NE 150TH ST
2	856745	0220	06/13/02	\$ 376,000	2890	0	9	2001	3	9045	N	N	27833 NE 154TH ST
2	553560	0190	04/03/02	\$ 389,790	2970	0	9	2001	3	7500	N	N	14915 273RD PL NE
2	553560	0210	06/23/02	\$ 385,725	2970	0	9	2001	3	7510	N	N	14827 273RD PL NE
2	553560	0630	04/19/02	\$ 398,670	2970	0	9	2001	3	7500	N	N	27232 NE 150TH ST
2	553560	0150	09/22/02	\$ 390,256	3000	0	9	2001	3	10459	N	N	14906 272ND PL NE
2	553560	0170	12/12/02	\$ 399,950	3020	0	9	2001	3	11720	N	N	14928 272ND PL NE
2	553560	0600	11/30/01	\$ 432,630	3020	0	9	2001	3	7507	N	N	27402 NE 150TH ST

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	553560	0670	06/06/02	\$ 428,545	3020	0	9	2002	3	8046	N	N	27303 NE 151ST PL
2	553560	0690	04/25/02	\$ 423,594	3020	0	9	2002	3	11743	N	N	27320 NE 151ST PL
2	856745	0040	06/04/02	\$ 419,000	3125	0	9	2001	3	10080	N	N	27828 NE 154TH ST
2	553560	0180	03/05/02	\$ 424,060	3160	0	9	2001	3	8411	N	N	14925 273RD PL NE
2	553560	0220	09/09/02	\$ 426,470	3160	0	9	2001	3	11151	N	N	14813 273RD PL NE
2	553560	0590	11/30/01	\$ 430,650	3160	0	9	2001	3	7459	N	N	27410 NE 150TH ST
2	553560	0700	11/25/02	\$ 406,000	3160	0	9	2002	3	7708	N	N	27312 NE 151ST PL
2	856745	0120	05/18/01	\$ 424,900	3180	0	9	2000	3	10200	N	N	15330 279TH PL NE
2	553560	0130	08/20/02	\$ 418,143	3210	0	9	2001	3	10450	N	N	14816 272ND PL NE
2	856745	0090	05/08/01	\$ 422,158	3250	0	9	2001	3	9927	N	N	15414 279TH PL NE
2	856800	0180	12/21/01	\$ 340,000	2150	0	10	1994	3	16841	N	N	28026 NE 151ST PL
2	152270	0030	08/24/01	\$ 345,500	2260	0	10	1998	3	14006	N	N	28430 NE 149TH PL
2	856802	0120	12/06/02	\$ 379,000	2400	0	10	1998	3	15488	N	N	27642 NE 156TH PL
2	856800	0080	07/05/02	\$ 425,000	2500	0	10	1994	3	18002	N	N	28027 NE 151ST PL
2	152270	0110	02/28/02	\$ 366,000	2510	0	10	1998	3	14021	N	N	28407 NE 149TH PL
2	856802	0080	05/02/01	\$ 372,000	2520	0	10	1998	3	15552	N	N	27723 NE 156TH PL
2	856801	0250	04/03/02	\$ 418,000	2580	0	10	1995	3	29729	N	N	28130 NE 152ND PL
2	856801	0260	12/12/02	\$ 415,000	2610	0	10	1995	3	24947	N	N	28136 NE 152ND PL
2	856802	0530	08/27/02	\$ 400,000	2610	0	10	1999	3	19350	N	N	15624 278TH AV NE
2	856803	0080	05/08/02	\$ 409,000	2680	0	10	1997	3	15150	N	N	15931 MANION WY NE
2	856802	0520	12/21/01	\$ 413,500	2730	0	10	1999	3	15765	N	N	15630 278TH AV NE
2	856745	0080	06/08/01	\$ 409,950	2755	0	10	2001	3	11612	N	N	15420 279TH PL NE
2	856802	0510	07/19/01	\$ 425,000	2820	0	10	1999	3	15255	N	N	15704 278TH AV NE
2	856802	0010	07/09/02	\$ 405,990	2840	0	10	1996	3	13950	N	N	15518 MANION WY NE
2	856803	0140	03/06/01	\$ 515,000	2960	860	10	1999	3	19354	N	N	15417 MANION WY NE
2	856802	0500	09/20/01	\$ 457,500	3050	0	10	1999	3	14923	N	N	15714 278TH AV NE
2	856802	0340	07/03/02	\$ 452,951	3120	0	10	1999	3	18012	N	N	15919 277TH AV NE
2	856802	0240	02/22/02	\$ 459,721	3270	0	10	1999	3	15480	N	N	27609 NE 158TH PL
2	856745	0100	04/27/01	\$ 418,000	3270	0	10	2000	3	9862	N	N	15408 279TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	865830	0960	08/01/01	\$ 183,500	920	0	5	1915	3	10000	N	N	32057 E REITZE ST
4	865830	2825	11/12/02	\$ 211,000	1280	0	5	1997	3	11530	N	N	31728 W MORRISON ST
4	117000	0060	08/23/01	\$ 182,200	1000	0	6	1978	4	9900	N	N	4929 326TH AV NE
4	865830	1155	07/12/01	\$ 170,000	1030	0	6	1984	3	7500	N	N	32117 E RUTHERFORD ST
4	117000	0140	12/17/01	\$ 190,000	1060	0	6	1978	3	9900	N	N	4914 326TH AV NE
4	865830	0455	09/24/02	\$ 209,000	1100	0	6	1976	3	12500	N	N	4725 MILWAUKEE AV
4	865830	0925	09/25/01	\$ 165,000	1170	0	6	1962	3	7500	N	N	32133 E REITZE ST
4	117000	0400	03/20/02	\$ 175,000	1400	0	6	1984	4	9670	N	N	4703 328TH AV NE
4	865830	0435	06/12/02	\$ 200,000	1750	0	6	1977	3	10000	N	N	32316 E REITZE ST
4	865830	3585	05/30/02	\$ 164,900	900	0	7	1961	3	7500	N	N	31670 W ENTWISTLE ST
4	721135	0120	09/18/02	\$ 212,500	920	120	7	1980	3	9052	N	N	4204 REGAL ST
4	721136	0060	03/26/01	\$ 179,250	930	0	7	1983	3	12730	N	N	32009 PALACE CT
4	721136	0240	08/10/01	\$ 195,000	960	0	7	1985	3	13681	N	N	4410 ROYAL CT
4	721134	0100	04/17/02	\$ 196,000	980	450	7	1980	3	11616	N	N	4309 KINGS CT
4	721134	0150	12/05/02	\$ 214,950	980	650	7	1980	5	10042	N	N	4200 KINGS CT
4	721135	0090	10/29/02	\$ 190,000	980	610	7	1980	3	8342	N	N	32206 QUEENS CT
4	721133	0060	03/04/02	\$ 175,500	1010	0	7	1979	3	8400	N	N	32103 E BLANCHE ST
4	721133	0100	09/19/02	\$ 193,950	1010	0	7	1979	3	8400	N	N	32203 E BLANCHE ST
4	721133	0180	10/19/01	\$ 182,000	1010	0	7	1979	3	10000	N	N	4099 KINGS CT
4	721135	0140	06/26/02	\$ 189,500	1010	0	7	1980	3	9600	N	N	4200 REGAL ST
4	721136	0310	02/15/02	\$ 183,900	1030	0	7	1985	3	8429	N	N	4312 REGAL ST
4	721136	0220	09/14/01	\$ 179,950	1070	0	7	1985	3	8500	N	N	4402 ROYAL CT
4	865630	0165	07/19/01	\$ 229,990	1100	420	7	1997	3	9375	N	N	5820 320TH AV NE
4	721133	0040	06/18/02	\$ 197,000	1210	0	7	1979	3	9600	N	N	32017 REGAL ST
4	138930	0120	06/05/01	\$ 235,000	1250	0	7	1997	3	22109	N	N	32560 NE 46TH PL
4	721136	0130	07/24/02	\$ 202,000	1400	0	7	1985	3	12422	N	N	4203 REGENCY PL
4	138931	0110	09/06/01	\$ 278,500	1410	0	7	1997	3	18023	N	N	5037 326TH PL NE
4	865630	0365	05/10/02	\$ 217,000	1460	0	7	1998	3	13816	N	N	31922 NE 55TH ST
4	865830	2845	09/18/01	\$ 180,000	1460	0	7	1963	3	15619	N	N	31720 W MORRISON ST

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	865830	0480	10/22/01	\$ 195,000	1530	0	7	1976	3	9000	N	N	32315 E REITZE ST
4	721136	0010	05/08/01	\$ 210,000	1555	0	7	1982	3	10065	N	N	4407 REGAL ST
4	138930	0090	04/02/01	\$ 252,950	1590	0	7	1997	3	18013	N	N	4601 325TH AV NE
4	721134	0160	12/21/01	\$ 198,500	1620	0	7	1980	4	11272	N	N	4104 KINGS CT
4	865630	0380	11/24/01	\$ 226,950	1650	0	7	1998	3	13816	N	N	31928 NE 55TH ST
4	138930	0180	10/12/01	\$ 275,000	1830	0	7	1997	3	21852	N	N	32535 NE 46TH PL
4	865630	0080	06/12/01	\$ 259,950	1850	0	7	1992	3	16535	N	N	5624 320TH AV NE
4	816100	0190	04/04/02	\$ 287,000	1630	0	8	1990	3	23024	N	N	32859 NE 43RD CIR
4	865630	0120	07/24/01	\$ 244,950	1630	0	8	2000	3	14303	N	N	5506 320TH AV NE
4	156196	0050	04/26/02	\$ 310,000	1960	0	8	1998	3	19568	N	N	4370 325TH AV NE
4	816100	0160	03/24/01	\$ 275,000	1970	0	8	1992	3	22693	N	N	32800 NE 43RD CIR
4	865830	0550	04/03/01	\$ 271,000	1985	0	8	2000	3	9486	N	N	4646 SPILLMAN AV
4	156196	0100	05/08/01	\$ 280,000	2000	0	8	1998	3	18062	N	N	4415 325TH AV NE
4	856220	0010	05/15/02	\$ 299,950	2050	0	8	1997	3	20005	N	N	31590 W MORRISON CT
4	222507	9038	09/10/02	\$ 390,000	2060	1000	8	1982	3	75794	N	Y	3904 331ST AV NE
4	733296	0130	12/04/02	\$ 337,000	2090	0	8	1999	3	21839	N	N	33415 NE 42ND ST
4	156196	0080	06/07/01	\$ 307,950	2100	0	8	1998	3	18077	N	N	4375 325TH AV NE
4	733296	0170	04/08/02	\$ 305,000	2100	0	8	1999	3	21195	N	N	33386 NE 42ND ST
4	816102	0220	09/23/02	\$ 312,000	2210	0	8	1994	3	21781	N	N	99999 326TH AV NE
4	816102	0350	11/19/02	\$ 323,000	2280	0	8	1994	3	21780	N	N	32532 NE 42ND ST
4	816101	0040	10/18/02	\$ 316,500	2290	0	8	1993	3	21780	N	N	33050 NE 40TH PL
4	816101	0160	09/20/01	\$ 304,000	2290	0	8	1993	3	21780	N	N	32850 NE 40TH CIR
4	733296	0030	05/15/01	\$ 310,500	2290	0	8	1999	3	22121	N	N	33468 NE 42ND ST
4	816100	0350	05/02/02	\$ 331,000	2310	0	8	1992	3	21867	N	N	33033 NE 42ND PL
4	733295	0070	04/13/01	\$ 284,950	2360	0	8	1998	3	21782	N	N	33411 NE 43RD PL
4	733296	0050	01/30/01	\$ 310,000	2390	0	8	1999	3	22973	N	N	33512 NE 42ND ST
4	733296	0160	08/23/01	\$ 342,000	2390	0	8	1999	3	22524	N	N	33342 NE 42ND PL
4	816102	0030	05/30/01	\$ 310,000	2410	0	8	1994	3	21781	N	N	4420 326TH AV NE
4	816100	0330	04/17/02	\$ 320,000	2550	0	8	1992	3	26372	N	N	33085 NE 42ND PL

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	816102	0140	05/11/01	\$ 349,950	2670	0	8	2001	3	21781	N	N	4184 327TH PL NE
4	816102	0080	04/08/02	\$ 314,500	2780	0	8	1994	3	21780	N	N	4233 327TH PL NE
4	856220	0060	03/13/01	\$ 341,000	2830	0	8	1997	3	23562	N	N	31591 W MORRISON CT
4	152507	9084	03/27/01	\$ 335,000	2285	0	9	2001	3	33308	N	N	33383 NE 42ND PL

Improved Sales Removed from this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	117000	0260	06/11/02	\$ 156,500	GOVERNMENT AGENCY
2	132606	9117	02/19/02	\$ 55,675	QUIT CLAIM DEED
2	132606	9176	07/17/02	\$ 380,000	CORPORATE AFFILIATES
2	147280	0040	04/04/02	\$ 325,500	UNFINISHED AREA CODED
2	147280	0320	10/01/01	\$ 309,500	EXEMPT FROM EXCISE TAX
4	152507	9060	06/27/01	\$ 90,000	EXTREME RATIOS
2	213043	0130	06/11/01	\$ 202,699	GOVERNMENT AGENCY
2	213070	0830	10/28/02	\$ 195,000	NON-PROFIT ORGANIZATION
2	213070	1575	04/25/02	\$ 251,000	BANKRUPTCY
2	213120	0135	10/02/01	\$ 185,991	GOVERNMENT AGENCY
2	213120	0900	12/21/01	\$ 177,000	QUESTIONABLE PER SALES IDENTIFICATION
2	213301	0110	02/25/02	\$ 134,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	421350	0010	01/04/02	\$ 260,000	RELOCATION
2	421350	0070	07/16/01	\$ 337,500	RELOCATION
4	721133	0020	03/13/02	\$ 162,500	NON-REPRESENTATIVE SALE
4	721135	0060	09/27/02	\$ 199,837	EXEMPT FROM EXCISE TAX
4	721136	0040	03/29/02	\$ 165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	865830	0250	02/27/01	\$ 66,250	IMPROVEMENT VALUE LE \$10,000
4	865830	0515	07/22/02	\$ 135,900	BANKRUPTCY
4	865830	0980	09/20/02	\$ 190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	865830	1320	03/16/01	\$ 127,014	EXEMPT FROM EXCISE TAX
4	865830	2670	12/07/01	\$ 153,342	FORCED SALE
4	865830	3080	02/28/01	\$ 76,370	PARTIAL INTEREST (103, 102, Etc.)
2	856802	0030	12/03/02	\$ 420,000	RELOCATION
2	856802	0390	05/06/02	\$ 436,000	PERCENT COMPLETE CODED
2	856803	0110	04/20/01	\$ 410,000	RELOCATION
2	155850	0130	01/25/02	\$ 255,000	RELOCATION
2	379340	0040	05/22/02	\$ 99,428	QUIT CLAIM DEED
4	733295	0050	12/17/01	\$ 247,752	EXEMPT FROM EXCISE TAX
2	144355	0040	05/16/01	\$ 135,502	QUIT CLAIM DEED
2	382035	0150	12/10/02	\$ 260,000	MAINTENENACE NOT PICKED UP
2	382035	0160	08/06/02	\$ 262,291	PERCENT COMPLETE CODED
2	080830	0390	09/20/02	\$ 312,990	MAINTENENACE NOT PICKED UP
2	080830	0400	10/23/02	\$ 325,000	PERCENT COMPLETE CODED
2	080830	0470	12/19/02	\$ 334,990	PERCENT COMPLETE CODED
2	856745	0140	07/03/01	\$ 110,000	EXTREME RATIOS
2	011290	0020	03/21/02	\$ 222,000	BANKRUPTCY
2	732620	0270	10/17/01	\$ 229,995	PERCENT COMPLETE CODED
2	213190	0205	11/06/02	\$ 39,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	952650	0090	09/24/01	\$ 242,835	MAINTENENACE NOT PICKED UP
2	151800	0200	05/30/02	\$ 231,950	IMPROVEMENT VALUE LE \$10,000
2	151800	0230	04/09/02	\$ 221,150	IMPROVEMENT VALUE LE \$10,000
2	151800	0250	01/10/02	\$ 241,080	IMPROVEMENT VALUE LE \$10,000
2	151800	0310	10/22/01	\$ 230,950	1031 TRADE
2	553560	0230	10/14/02	\$ 386,840	PERCENT COMPLETE CODED

Improved Sales Removed from this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	553560	0240	08/27/02	\$ 434,505	MAINTENENACE NOT PICKED UP
2	553560	0640	11/05/02	\$ 343,065	MAINTENENACE NOT PICKED UP
2	553560	0650	12/26/02	\$ 394,950	MAINTENENACE NOT PICKED UP
2	553560	0720	09/10/02	\$ 366,870	MAINTENENACE NOT PICKED UP
2	856746	0070	12/04/02	\$ 363,990	PERCENT COMPLETE CODED
2	639780	0020	12/05/02	\$ 259,190	MAINTENENACE NOT PICKED UP
2	639780	0060	12/04/02	\$ 259,900	MAINTENENACE NOT PICKED UP
2	639780	0070	08/12/02	\$ 278,410	PERCENT COMPLETE CODED
2	639780	0090	08/23/02	\$ 268,435	MAINTENENACE NOT PICKED UP
2	213070	2075	04/25/01	\$ 196,175	DIAGNOSTIC OUTLIER
2	213120	0075	11/15/02	\$ 235,000	DIAGNOSTIC OUTLIER
2	213170	0390	10/30/02	\$ 235,000	DIAGNOSTIC OUTLIER
2	213170	0841	07/22/02	\$ 214,950	DIAGNOSTIC OUTLIER
2	329690	0080	08/14/01	\$ 320,000	DIAGNOSTIC OUTLIER
2	329690	0100	12/27/02	\$ 272,245	DIAGNOSTIC OUTLIER
4	816102	0410	06/22/01	\$ 300,000	DIAGNOSTIC OUTLIER
4	865590	0400	11/13/02	\$ 267,500	DIAGNOSTIC OUTLIER
4	865630	0145	03/21/01	\$ 228,950	DIAGNOSTIC OUTLIER
4	865830	3555	07/06/01	\$ 210,000	DIAGNOSTIC OUTLIER
2	856801	0070	04/24/01	\$ 350,450	DIAGNOSTIC OUTLIER
4	138930	0010	08/21/02	\$ 261,000	DIAGNOSTIC OUTLIER
4	138930	0110	03/21/02	\$ 287,000	DIAGNOSTIC OUTLIER
4	138930	0140	07/25/01	\$ 280,000	DIAGNOSTIC OUTLIER
4	138930	0190	02/06/02	\$ 275,000	DIAGNOSTIC OUTLIER
2	155850	0040	01/29/01	\$ 280,000	DIAGNOSTIC OUTLIER
2	155850	0080	10/18/02	\$ 210,000	DIAGNOSTIC OUTLIER
2	080830	0210	01/23/01	\$ 274,900	DIAGNOSTIC OUTLIER
2	729799	0170	02/22/01	\$ 277,500	DIAGNOSTIC OUTLIER
2	856745	0110	02/21/01	\$ 399,900	DIAGNOSTIC OUTLIER
2	856745	0130	02/22/02	\$ 441,538	DIAGNOSTIC OUTLIER
2	856745	0250	12/06/02	\$ 327,000	DIAGNOSTIC OUTLIER
2	639780	0100	04/30/02	\$ 236,000	DIAGNOSTIC OUTLIER
2	132606	9027	05/10/01	\$ 725,110	DIAGNOSTIC OUTLIER
2	132606	9060	08/13/02	\$ 400,000	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 94

There are an insufficient number of vacant sales to develop a valuation model.

Vacant Sales Removed from this Annual Update Analysis
Area 94

There are an insufficient number of vacant sales to develop a valuation model.



**King County
Department of Assessments**

King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr